

MA SUSTAINABLE DESIGN ROUNDTABLE

INCENTIVES SUB-COMMITTEE UPDATE

MAR 10, 2005

INCENTIVES

- **Definition:**
- **Something that will help remove barriers for stakeholders**
- **Too broad a benefit, incentives will not remove barriers**
- **Benefits: Public – e.g., general health and well-being**
Private – e.g., ROI, higher rent expectations, more productive employees

PROCESS

1. IDENTIFY STAKEHOLDERS
2. LINK THEM
3. PRIORITIZE STAKEHOLDERS
4. RESEARCH EXISTING INCENTIVES
5. RECOMMEND MORE/NEW INCENTIVES

STAKEHOLDERS

- HIGHER EDUCATION
- LOCAL SCHOOLS
- HOUSING AUTHORITIES
- STATE CONSTRUCTION AGENCIES
DCAM, MASSPORT, MBTA, MSBA,
MSCBA

TYPES OF INCENTIVES

- Financial: Design & construction grants; utility rebates; funding “green” positions/expertise
- Regulatory: Sustainability E.O. 438; MA Climate Protection Plan; DEP Waste Bans; C&D regs; Green building codes; Alternative procurement
- Legislative: Green building mandate/proclamation; tax credits; Chapter 40R
- Technical assistance: funding sustainable design resources/center
- Education & outreach: training managers, award programs, courses/curriculum

STATE-OF-THE-ART

■ NATIONAL

- WASHINGTON, CALIFORNIA, ARIZONA - LEED SILVER STD. FOR ALL PUBLICLY FINANCED BUILDINGS
- 25 OR MORE STATES OFFER SUBSTANTIAL REBATES, DESIGN ASSISTANCE, TAX CREDIT AND STREAMLINING
- FEW REGULATORY PENALTIES FOR “NON-GREEN” BUILDINGS
- INCREASED MUNICIPAL PARTICIPATION
e.g.. Houston, Atlanta, San Francisco, Portland (OR), Seattle

STATE-OF-THE-ART

■ MASSACHUSETTS

- At par with national trends
- More “carrots” than “sticks”
- Legislative and regulatory context :

EO 438 State Sustainability Program

MA Climate Protection Plan,

DEP regulations

Ch 40R

Agency involvement: EOEA, DCAM, OSD, MTC

HIGHLIGHTS

■ MTC INCENTIVES

- Funding a National Academy of Sciences evaluation of green schools & productivity studies
- DOE/MSBA Study applying CHPS std. to MA schools
 - Baseline study to address cost misconceptions about building green vs. non-green
- \$ 2.2 million to DCAM to incentivize “green” projects
- Mass Housing and MTC partnership for “green” housing – Enterprise Fund
- Cost Benefit study of CHPS and LEED rating systems

■ HIGHER ED with strong SUSTAINABLE DESIGN Commitment:

Private: Harvard U. , Tufts U.

Public: UMass BOSTON, Cape Cod Community College

RESOURCE GAPS

- FINANCIAL & LEGISLATIVE

- TAX CREDITS
- STREAMLINING AND EXPEDITING PROJECTS THAT GO GREEN
- LEGISLATIVE MANDATE or E.O. TO FORCE COMPLIANCE
- NEED LINK BETWEEN CAPITAL AND OPERATING COSTS
- INCLUDE DEFERRED MAINTENANCE & RELATED COSTS INTO BONDING
- REDUCED RISK FOR INSURERS
- ALTERNATIVE PROCUREMENT

- EXPERTISE

- FUND POSITION/S & CHEERLEADERS THAT ADVOCATE SUSTAINABILITY AND GREEN DESIGN
- A HANDBOOK/GUIDE ON BUILDING GREEN STANDARDS
- MECHANISMS TO INCLUDE GREEN DESIGN IN PLANNING

PRIORITY FOCUS

- **PUBLIC HIGHER EDUCATION**
- **SMART GROWTH
HOUSING AUTHORITIES
TRANSIT PROJECTS**

OUR THANKS TO :

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